

Meeting Notice
City of Warwick
Planning Board

Date: Wednesday, August 12, 2009

Time: 6:00 p.m.

Location: Warwick City Hall
Lower Level Conference Room
3275 Post Road
Warwick, RI 02886

Review and acceptance of June, 2009 meeting minutes.

Public Hearing

Major Land Development Project

3188 Post Road/House of Hope

Applicant: House of Hope Community Development Corp.

Location: 3188 Post Road

Assessor's Plat: 245

Lot(s): 52

Zoning District: Office with a PUD overlay

Land Area: 26,771 square feet

Number of lots: 1

Engineer: Joe Casali Engineering, Inc.

Ward: 7

The applicant is requesting combined Preliminary and Final approval of a Major Land Development Project to convert an existing dwelling to an office and establish a total of five (5) residential units on a lot with less than required frontage, lot width, and lot area, with the proposed development having less than required front and side yard setbacks, less than required parking, driveway width, parking lot setback, less than required setback between structures and parking/driveway and structures, less than required landscape buffer and greater than allowed office gross floor area.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations.

1) Generally consistent with the Comprehensive Community Plan.

2) In compliance with the standards and provisions of the City’s Zoning Ordinance having received City Council Zone Change PCO-14-08 to Office with a Planned Unit Development Overlay (PUD)

with variances for less than required frontage, lot width and lot area, with the proposed development having less than required front and side yard setbacks, less than required parking, driveway width, parking lot setback, less than required setback between structures and parking/driveway and structures, less than required landscape buffer and greater than allowed office gross floor area.

3) That there will be no significant negative environmental impacts from the proposed development.

4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.

5) That the proposed development possesses adequate access to a public street.

Planning Department Recommendations

Planning Department recommendation is to grant combined preliminary/final approval, with the following stipulations:

1) That the installation of the new water line must be coordinated with the Kent County Water Authority and the Warwick Water Division.

2) That the Developer will be subject to an I & I fee, prior to receiving a building permit.

Public Hearing

Major Land Development Project

Blue Ridge Road Plat

Applicant: Linda Malafronte

Location: Cowesett Road and Blue Ridge Road

Assessor's Plat: 239 Lot: 23 & Assessor's Plat: 240 Lot: 3

Zoning District: Residential A-15

Land Area: 2.5 acres

Number of lots: 3

Engineer: Caito Corporation

Ward: 8

The applicant is requesting a combined preliminary/final approval to subdivide two lots with existing dwellings to create three lots; two conforming lots with existing dwellings and one new 32,730 square foot lot for development with less than the required frontage and lot width in a Residential A-15 zoning district.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations.

1) Generally consistent with the Comprehensive Community Plan.

2) In compliance with the standards and provisions of the City’s Zoning Ordinance; having received Zoning Board of Review approval (Petition #9736) to create a lot with less than the required frontage and lot width.

3) That there will be no significant negative environmental impacts from the proposed development.

4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable, and:

5) That the proposed subdivision possesses adequate and permanent access to a public street.

Planning Department Recommendation

The Planning Department recommendation is to grant a combined preliminary/final approval.

Public Hearing

Major Subdivision

Cottages at Aldrich Farm

Applicant: The Grenier Group

Location: Warwick Neck, Beacon, Warner and Narragansett Bay Avenue

Assessor's Plat: 381

Lot(s): 1,2,3,5,6,7,8, portion of 71 & 72

Zoning District: Residential A-40

Land Area: 10+ Acres

Number of lots: 8

Engineer: DiPrete Engineering

Ward: 5

The applicant is requesting preliminary approval of a major subdivision to subdivide nine (9) record lots with an existing dwelling to create nine (9) new lots, eight (8) new lots for development and one lot with an existing dwelling in a Residential A-40 zoning district.

Planning Department Findings

The Planning Department finds this proposal to be generally

consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations:

- 1. Generally consistent with the Comprehensive Community Plan.**
- 2. In compliance with the standards and provisions of the City’s Zoning Ordinance.**
- 3. That there will be no significant negative environmental impacts from the proposed development.**
- 4. That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.**
- 5. That the proposed development possesses adequate access to a public street.**

Planning Department Recommendation

Planning Department recommendation is to grant preliminary approval with the following stipulations:

- 1. That the applicant shall receive a revised Certificate of Appropriateness from the Warwick Historic District Commission for**

the alteration of the stone walls within the proposed development as required in Warwick Zoning Ordinance Section 311.10 “Stone Walls.”

2. That the elevation of the lowest floor (including basement) for all proposed dwellings shall be at least three (3’) feet above the maximum high groundwater elevation.

3. That a water service meter pit shall be required at the curb at lot 7 for the proposed easement servicing lot 8.

4. That a Class 1 Survey in compliance with Section 3.02C of the RI Procedural & Technical Standards for the Practice of Land Surveying shall be approved, prior to final approval.

5. That deed restrictions for the use of pervious driveways and the operation and maintenance of the drywells rooftop runoff shall be approved by the City Solicitor, prior to final approval.

6. That the sewer connection plan and layout shall be approved by the Warwick Sewer Authority prior to final approval in accordance with the Warwick Sewer Authority memorandum dated July 24, 2009.

7. That a new fire hydrant will be shall be installed along Beacon Avenue opposite lots 3 & 4.

8. That the typical proposed 26’ wide wall opening at each driveway

will provide a minimum 20' driveway surface to accommodate fire and rescue apparatus as outlined in RIUFC Chapter 18.

9. That the developer shall dedicate a “fee-in-lieu of open space” equal to seven lots to the City of Warwick for Recreational District 3 as presented in the Warwick Comprehensive Plan Recreation Element, prior to recording the Final Plan.

Public Meeting

Request for an Amendment to the City's Zoning Ordinance

1161 Main Avenue

Applicant: MSS Realty Inc.

Location: 1161 Main Avenue

Assessor's Plat: 270

Lot: 357

Zoning District: Office to General Business (Restricted)

Land Area: 31,128 square feet

Number of lots: NA

Engineer: Flynn Surveys, Inc.

Ward: 8

The applicant is requesting a recommendation for a zone change to rezone 31,128 square foot lot from Office to General Business with

less than the required side setback, setback for parking spaces and less than the required landscaping in order to make the zoning consistent with other commercial properties located in the general area.

Planning Department Findings

The Planning Department found the proposal to be in compliance with the City's Comprehensive Plan including the Goals and Policies Statement, the Implementation Program, the Land Use Element and the Economic Development Element. The Planning Department also finds the proposed zoning amendment to be generally consistent with the following purposes of the City's Zoning Ordinance as presented in Section 100 "Title and Purpose":

103.1 Promote the public health, safety and general welfare of the City.

103.2 Provide for a range of uses and intensities of use appropriate to the character of the city and reflects current and future needs.

103.3 Provides for orderly growth and development, which recognizes:

(A) The goals and patterns of land use contained in the

comprehensive plan of the city.

(E) The availability and capacity of existing and planned public and private services and facilities

(F) The need to shape the urban and suburban development

103.11 Promote implementation of the Warwick Comprehensive Community Plan, as amended.

103.13 Provide for efficient review of development proposals, to clarify and expedite the zoning approval process.

103.14 Provide for procedures for the administration of the zoning ordinance

Planning Department Recommendation

The Planning Department's recommendation is for a favorable recommendation to the Warwick City Council for the requested zoning amendment with the stipulation that the following uses shall be expressly prohibited:

306 "Bank, trust company or similar financial institution with a drive-in window."

407 "Veterinary establishment and kennel."

419 "Vehicle rental agency."

420 "Car Wash."

421 “Gas station (no repairs) may include convenience and/or grocery store.”

422 “Service station (with repairs).”

422.1 “Auto body repair shop.”

423 “Boat repairs, painting or storage.”

424.1 Landscaping and tree service.”

425 Cesspool company.”

501.1 “Nightclub.”

503 “Fast food restaurant.”

505 “New or used vehicle sales, with service or outdoor display (excluding boars).”

507 “New or used boat sales with service or outdoor display.”

602 “Bus or railroad passenger station.”

603 “Automobile parking lot or parking garage for private passenger cars (as a principal use).”

604 “Truck, bus, taxi or other commercial vehicle terminal yard or building for storage and servicing of such.”

804 “Distribution center, parcel delivery center, delivery warehouse.”

805 “Landry, dry cleaning plant.”

807 “ Ministorage and mini-warehouse facility.”

Administrative Subdivision

Kingston Street Plat Plat 302 Lt. 450

Cook Plat Plat 360 Lt. 333

Pontiac Free Library Plat 273 Lt. 242